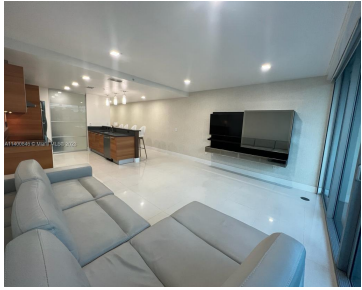


# 2950 NE 188TH ST 203 AVENTURA FL 33180

<https://www.cays.com>



**\$449,000**



Enjoy luxury waterfront living in Artech Residences. This unit comes w/ porcelain floors throughout, new air conditioner, electric blackout drapes, decorator's Murphy bed in bedroom, enhanced lighting, upgraded bathroom mirror and fan. Over \$25k in upgrades. Unit comes with 1 designated, covered parking space and 1 storage unit. Unit features impact glass sliding doors, leading [...]

- 1 bath
- Condominium
- Residential
- Active
- 779 sq ft

## Basics

**Bathrooms Full:** 1  
**Category:** Residential  
**Status:** Active  
**Area:** 779 sq ft

**Lot Size Units:** Square Feet  
**Type:** Condominium  
**Bathrooms:** 1 bath  
**Year built:** 2008



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## Property details

**Total Building Area:** 779

**Subdivision Name:** ARTECH RESIDENCES AT AVEN

**Parcel Number:** 28-22-03-085-0110 **Possession:** Closing & Funding

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## Property Features

**Exterior Features:**

Barbecue,Courtyard,Security/High Impact Doors

**Waterfront Features:** Canal Front

**Parking Features:** Assigned,Covered,One Space

**Architectural Style:** High Rise

**Construction Materials:** Block

**Cooling Y/N:** 1

**Flooring:** Ceramic Tile

**Garage Y/N:** 1

**Heating Y/N:** 1

**View:** Canal

**Entry Level:** 2

**Property Attached Y/N:** 1

**Stories Total:** 8

**Interior Features:** Built-in Features,Closet Cabinetry,Walk-In Closet(s),Elevator

**Window Features:** Blinds,Impact Glass

**Appliances:** Dryer,Dishwasher,Electric Water Heater

**Association Amenities:** Basketball Court,Boat Dock,Billiard Room,Bike Storage,Business Center,Clubhouse,Fitness Center,Barbecue,Picnic Area,Elevator(s)

**Cooling:** Central Air

**Covered Spaces:** 1

**Garage Spaces:** 1

**Heating:** Central

**Pets Allowed:** Size Limit,Yes

**View Y/N:** 1

**Entry Location:** 2

**Waterfront Y/N:** 1

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## Rooms & Units Description

**Unit Number:** 203

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## Location Details



County Or Parish: Miami-Dade County

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## Fees & Taxes

**Tax Annual Amount:** 3709

**Tax Year:** 2022

**Tax Legal Description:** ARTECH  
RESIDENCES AT AVENTURA CONDO  
UNIT 203 UNDIV 0.2274% INT IN  
COMMON ELEMENTS OFF REC  
26531-1484

**Association Fee:** 732

**Association Fee Frequency:**  
Monthly

**Association Fee Includes:** Amenities, Common  
Areas, Cable TV, Internet, Maintenance  
Grounds, Maintenance Structure, Pool(s), Recreation  
Facilities, Sewer, Security, Trash, Water

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## Miscellaneous

**Public Survey Township:** 28

**Public  
Survey  
Section:** 3

**Syndication Remarks:** Great luxury unit overlooking the marina. In the  
beautiful Artech Residences, designed by world renowned architect, Carlos Ott.

**Year Built  
Details:**  
Effective Year  
Built

**Virtual Tour URL:**

<https://www.propertypanorama.com/instaview/mia/A11400846>

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## Courtesy of

**Office Name:** Empirica Realty Advisors LLC

